

# Dalidio Ranch Initiative Committee

August 2, 2006

# AGENDA

I. Public Comment (Items not on the agenda)

II. Discussion of Dalidio Ranch Initiative - County Staff

- a. Planning
- b. Parks
- c. Environmental Health
- d. CDF/County Fire
- e. County Public Works

II. Adjourn to August 16, 2006

PUBLIC COMMENT

# COUNTY PLANNING

# OVERVIEW OF PROCESS

1. GPA SUBMITTED
2. GPA AUTHORIZED
3. ENVIRONMENTAL REVIEW
4. PLANNING COMMISSION HEARING
5. BOARD HEARING
6. LAND USE PERMIT SUBMITTED
7. ENVIRONMENTAL REVIEW
8. PLANNING COMMISSION HEARING
9. POSSIBLE APPEAL TO THE BOARD
10. CONSTRUCTION PERMIT SUBMITTED
11. REVIEWED FOR CONSISTENCY W/CODES, CONDITIONS & ORDINANCE STANDARDS
12. OTHER AGENCY PERMITS ISSUED
13. COUNTY PERMIT ISSUED
14. INSPECTIONS PERFORMED
15. PERMIT FINALED
16. CERTIFICATE OF OCCUPANCY ISSUED

# OVERVIEW OF PROCESS IF INITIATIVE PASSES

1. GPA SUBMITTED
2. GPA AUTHORIZED
3. ENVIRONMENTAL REVIEW
4. PLANNING COMMISSION HEARING
5. BOARD HEARING
6. LAND USE PERMIT SUBMITTED
7. ENVIRONMENTAL REVIEW
8. PLANNING COMMISSION HEARING
9. POSSIBLE APPEAL TO THE BOARD
10. CONSTRUCTION PERMIT SUBMITTED
11. REVIEWED FOR CONSISTENCY W/CODES, CONDITIONS & ORDINANCE STANDARDS **(AS MODIFIED BY THE INITIATIVE)**
12. OTHER AGENCY PERMITS ISSUED
13. COUNTY PERMIT ISSUED
14. INSPECTIONS PERFORMED
15. PERMIT FINALED
16. CERTIFICATE OF OCCUPANCY ISSUED

# PROCESS ISSUES

If the initiative passes

Interpretation of Conditions

Specificity

“Triggers”

Architecture/Color/Materials

Lighting

Use Definitions

# Specificity

Typically the process allows for the review and establishment of very specific standards and conditions. The initiative does not establish conditions for many details of the project.

## **Example:**

Conditions would have established a sign program with Square Footages, Location, and Design

## **Initiative states:**

“Signage shall be reasonable consistent with signs for comparable uses in the surrounding area”.



# Specificity

## **Example:**

Conditions would have established visual screening requirements

## Initiative states:

“...planted landscaping shall assist to screen views of structures in a reasonable manner”.

# Specificity

This could lead to disagreements between staff and the applicant of what can be approved because there is no clarity in the standard or in the condition

# Triggers

Typically the process establishes review and timing triggers. The initiative is not always clear.

## **Example:**

Conditions often require that information be provided “prior to issuance of construction permit”

## **Initiative states:**

Many of the conditions refer to “prior to grading activities” which would indicate a permit for grading has been issued

# Triggers

It is unknown at this time whether this lack of specific triggers could create disagreement between the applicant and staff over the timing of specific conditions that are applied to the development.

# Architecture / Colors / Materials

Typically the process would include review of specific architecture, colors, and materials. The initiative does not establish specific architecture requirements and minimally addresses colors and materials.

## **Example:**

Conditions would have required that architecture be consistent with approved elevations

Initiative states:

Is silent on architecture – no elevations in initiative

# Architecture / Colors / Materials

Exterior wall surfaces that face public viewing corridors are required to use materials and colors that will not produce any greater glare than that produced by comparable surrounding structures

Outdoor storage, trash collection is required to be thematically incorporated into the overall site design and the materials, colors and design of screening walls shall conform to those used as predominant materials and colors on the buildings

# Architecture / Colors / Materials

It is unknown at this time whether not having specific architecture included in the initiative could be an issue

# Lighting

Typically the process would include a condition that is very specific as to lighting. County ordinance prohibits light escaping onto adjacent properties.

## **Example (existing stock lighting condition):**

At the time of application for construction permits, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.



# Lighting

Initiative states:

Building and parking lot designs shall *minimize* automobile and parking lot lights from spilling over the existing property lines

Another condition requires that all glare be fully contained on the site

# Lighting

It is unknown at this time whether lighting will spill onto adjacent residential properties and whether this will become a problem to those residents

# Use Definitions

There are a number of the proposed uses that are not defined by the initiative (ex: Entertainment, Car Wash, Organic Food Service)

It is unknown at this time whether this lack of definitions could create disagreement between the applicant and staff over proposed uses in the project

# COUNTY PARKS

# Areas of Concern

- Project description is vague
  - Questions on ownership and connectivity of trails and open space
  - Which facilities are proposed for dedication to the county as public parks?
- Lack of project control by County Parks
  - No mechanism to ensure standards in construction methods for parks
  - No mechanism to ensure use of county parks' standardized fixtures / equipment (ie: irrigation systems)
  - Project apparently not subject to oversight, inspection and approval by county parks

# Areas of Concern

- How will ongoing maintenance expenses be met?
  - Localized “assessment district” to fund new maintenance costs could be established
  - Collaborative management agreement could be developed with the City of SLO
  - Farm and Farmer’s market could become part of public recreation facilities and would generate revenue to offset
  - Developer could offer an endowment fund to cover maintenance.

# Areas of Concern

- Compatibility of design issues
  - Sport fields that are retention basins have proven to be a challenging mix. This is especially true in heavy soils.
  - Proposed site for skate park – is site appropriate?
  - Are public restrooms included to support the sports fields?
  - Long term capital needed for rehab and ongoing maintenance of sports fields that are subject to frequent inundation

# COUNTY ENVIRONMENTAL HEALTH



# Water

- Permit Authority
  - A permit would be necessary from Environmental Health Services or the State Department of Health Services per Section 11625 of the State of California Health and Safety Code (Safe Drinking Water Act, Title 22) to establish a community water system
  - A CEQA determination must be made prior to issuance of the water system permit (state)

# Water

- Permit Process (County Permit)
  - Submit the following information
    - Well construction and location
    - Well production testing
    - Well drawdown and recovery data
    - Full water quality
    - Determine if treatment is necessary
    - Determine if treatment creates a discharge requirement or the need for a discharge permit
  - Engineering plans for all components of the water system. Plans reviewed in conjunction with County Public Works
  - State requires that an operator demonstrate that there is adequate financial, managerial and technical capacity to ensure the delivery of pure, wholesome, and potable drinking water.

# Wastewater

- Permit Process
  - The permitting for the waste removal process will be through the State Regional Water Quality Control Board (Central Coast Region)

# Other Permits

- After construction – in order to establish some uses – permits may be required for:
  - Hazardous Materials
  - Food Facilities
  - Public Pools
  - Underground Storage Tanks

# COUNTY FIRE/ CDF

(see Dalidio Ranch CDF for this powerpoint)

# COUNTY PUBLIC WORKS

(see Dalidio Ranch Public Works for this powerpoint)

